



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE:

**MP-6**  
**19.041**

April 28, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**LOS ANGELES RIVER - PARCEL 853EX**  
**QUITCLAIM OF EASEMENT - CITY OF LOS ANGELES**  
**SUPERVISORIAL DISTRICT 1**  
**3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in the Los Angeles River, Parcel 853EX (8,866± square feet), located on the southwest side of the Los Angeles River, between Cabot and Altman Streets, in the City of Los Angeles, to be no longer needed for the purposes of the Los Angeles County Flood Control District.
3. Authorize the quitclaim of easement to the underlying fee owner, Mission Kleensweep Products Inc., for \$2,500.
4. Instruct the Chair to sign the enclosed Quitclaim of Easement and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the Los Angeles County Flood Control District to quitclaim its easement in Los Angeles River, Parcel 853EX, to the underlying fee property owner, Mission Kleensweep Products, Inc.

The District acquired the easement in Parcel 853EX for the purpose of controlling and conserving the waters of the Los Angeles River. Construction has been completed, and the subject parcel lies outside of the required right of way. The underlying fee owner, who requested this easement be quitclaimed, is considered to be the only logical purchaser. This sale will also eliminate the encroachment of a portion of a building located within the parcel.

### **Implementation of Strategic Plan Goals**

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

### **FISCAL IMPACT/FINANCING**

The proposed selling price of \$2,500 represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The enclosed Quitclaim of Easement document has been approved by County Counsel and will be recorded.

### **ENVIRONMENTAL DOCUMENTATION**

This transaction is categorically exempt from CEQA as specified in Section 15312 of State CEQA Statutes and Guidelines and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

The Honorable Board of Supervisors  
April 28, 2005  
Page 3

**CONCLUSION**

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim of Easement. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE  
Acting Director of Public Works

DR:psr  
P6:\BD LTR L A RIVER

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Mission Kleensweep Products Inc.  
2433 Birkdale Street  
Los Angeles, CA 90031-1003

*Space Above This Line Reserved for Recorder's Use*

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:  
5445-003-039 (Portion)

By \_\_\_\_\_

## QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, hereinafter referred to as "District", does hereby remise, release, and forever quitclaim to MISSION KLEENSWEET PRODUCTS, INC., all its right, title, and interest in and to the real property in The City of Los Angeles, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL  
DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chair, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

LAR853EX.doc

<b>LOS ANGELES RIVER 853EX</b>	
19-RW 26.3	
S.D. 1	M9516030

KDR:sl:P:Conf:qd

By \_\_\_\_\_  
Deputy

**NOTE: Acknowledgment form on reverse side**

STATE OF CALIFORNIA                    )  
  ) ss.  
COUNTY OF LOS ANGELES            )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,  
County Counsel

By \_\_\_\_\_  
Deputy

APPROVED as to title and execution,  _____, 20____. DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division  Supervising Title Examiner  By _____
---

LOS ANGELES RIVER 853EX

I.M. 2

19-RW 26.3

First District

T.G. 594(G5)

A.M.B. 5445-003-039(por.)

### DESCRIPTION

**PARCEL NO. 853EX** (Quitclaim of a portion of easement):

That of that certain parcel of land in the Rancho San Rafael, as shown on map recorded in Book 3, pages 220 to 223, inclusive, of Patents, in the office of the Recorder of the County of Los Angeles, described as PARCEL NO. 853 in a Final Judgment had in Superior Court Case No. 425115, a certified copy of which is recorded in Book 20482, page 63, of Official Records, in the office of said recorder, within the following described boundaries:

Beginning at the intersection of the northeasterly prolongation of the center line of Altman Street, 50 feet wide, as shown on map of Tract No. 5963, recorded in Book 80, pages 87 and 88, of Maps, in the office of said recorder and the southwesterly line of said PARCEL NO. 853, said southwesterly line being on a curve concave to the northeast and having a radius of 2,010 feet, a radial of said curve to said intersection bears South 12° 47' 27" West; thence northwesterly along said last mentioned curve, through a central angle of 20° 22' 39", an arc length of 714.87 feet to a point, a radial of said curve to said point bears South 33°10' 06" West; thence North 33°10' 06" East along said last mentioned radial to a curve concentric with and 14.50 feet northeasterly, measured radially, from said curve; thence southeasterly along said concentric curve to said first mentioned radial; thence South 12° 47' 27" West 14.50 feet along said first mentioned radial to the point of beginning.

Excepting therefrom any portion lying within Lot D of Southern Pacific Classification Yard Tract, as shown on map recorded in Book 147, pages 22 to 26, inclusive, of said Maps.

The area of the above described parcel of land is 8,866 square feet, more or less.

Jbm:lar853ex

3-6-00

## EXHIBIT A